

ET 20598

Prepared by:

Christine Marketta

THIS INDENTURE
(Affordable Housing Unit)
(Site C and E)

BETWEEN K. HOVNANIAN AT NEWARK URBAN RENEWAL CORPORATION III, INC., A
Corporation of the State of New Jersey, whose main office is 110 Fieldcrest Avenue, Edison, New Jersey.
the GRANTOR

AND Lavan Chambers, Unmarried

The GRANTEE

about to reside at 157 West Market Street, Newark, NJ 07103

The GRANTOR grants, sells, conveys and transfers ownership of the property described below to
GRANTEE for the sum of \$38,700.00 Dollars.

The property is located in the City of Newark, County of Essex and State of New Jersey and is
legally described as:

Unit No. G2, in Building No. 14, and the right to use a portion of the Limited Common Elements for
parking of motor vehicles as assigned to the Unit in the Master Deed all within Society Hill at University
Heights Condominium III together with an undivided 0.1964 percent interest in the Common Elements
appurtenant thereto as may be amended from time to time as phases are added to the condominium, in
accordance with and subject to the terms, limitations, conditions, covenants, restrictions, and other
provisions of the Master Deed of Society Hill at University Heights Condominium III dated 12/20/90 and
recorded on 12/21/90, in the Office of the Clerk of Essex County in Deed Book 5151, Page 509, et. seq., as
amended from time to time. The conveyance evidenced by this Deed is made under the provisions of and
is subject to the New Jersey Condominium Act (N.J.S.A. 46: B-1 et seq.), and the Planned Real Estate Full
Disclosure Act (N.J.S.A. 45:22A-21 et seq.), both as amended; and any applicable regulations adopted
under either law. The grantee's right, title and interest in this Property and the use, sale and resale of this
property and also subject to the terms, conditions, restrictions, limitations and provisions set forth hereto
and as further set forth in the Affordable Unit provisions of the Master Deed for Society Hill at University
Heights III and all exhibits to same.

The GRANTOR promises the GRANTEE that Grantor has done no act to encumber the property.
This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46-4-6). This promise means that Grantor
has not allowed anyone else to obtain any legal rights which affect the property.

The Grantee is subject to the terms and conditions in the Financial Agreement, entered into with the
city of Newark and grantor of on or about September 16, 1992 and the Municipal Resolution of the City of
Newark No. 7RBQ (A.S.) adopted September 16, 1992 which confers a limited tax abatement on this
property. The Grantee by accepting this Deed acknowledges that the Grantee has received from the
Grantor a true copy of the aforementioned Financial Agreement and Municipal Resolution; the originals of
which may be examined by the Grantee in the Office of the Clerk of the City of Newark during regular
working days and hours.

The Grantee, its successors and assigns shall devote the property only to and in accordance with
the uses specified in the University Heights Redevelopment Plan until December 31, 2038; and Grantee, its
successors and assigns shall not discriminate on the basis of race, creed, color, sex or national origin in the
sale, lease or rental or in the use or occupancy of any part of the property or any improvements erected or
to be erected thereon, or any part thereof.

The construction of the property may be financially assisted by a subsidy as a result of a Regional
Contribution Agreement. As a result, this conveyance is subject to and limited by N.J.A.C. 5:92-12; and the
rules and regulations under the FAIR HOUSING ACT (N.J.S.A. 52:27D-301, et seq.). As required by law,
the property is to be occupied by and remain affordable to low or moderate income purchasers for a ten
(10) year period beginning from the date of completion as evidenced by the date of issuance of the
Certificate of Occupancy for the property which is April 24, 1997.

Received & Recorded
Register's Office

Carole A. Graves
R97002583110930090
Consideration: \$38,700
R. T. T. : \$39.00

KHOV046813